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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, THAT WE, ELIAS J. BOLES and BLANCHE E. BOLES a/k/a BLANCH E. BOLES, both of 279 Main Street, Waterville, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **ELIAS J. BOLES and BLANCHE E. BOLES** both of 279 Main Street, Waterville, Maine 04901 and **RICHARD T. BOLES**, of 10 Nudd Street, Waterville, Maine 04901 and **JAMES E. BOLES**, of RR Box 350, Oakland, Maine 04963

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and conveyed **WITH WARRANTY COVENANTS**, to **ELIAS J. BOLES, BLANCHE E. BOLES, RICHARD T. BOLES and JAMES E. BOLES**, as joint tenants and not as tenants in common, their heirs and assigns, forever,

A certain lot or parcel of land, together with any buildings thereon, situated in **Waterville**, County of Kennebec and State of Maine and further bounded and described as follows, to wit:

Beginning at an iron rod in the easterly line of Main Street, the said iron rod marking the northwesterly corner of land formerly of Philip Brown; thence northerly in the said easterly line of Main Street twenty-one and twenty-five hundredths (21.25) feet to an iron rod; thence easterly eighty-two and two tenths (82.2) feet to an iron rod; thence continuing easterly in the same course seventy-nine and three tenths (79.3) feet to an iron rod in the westerly line now or formerly of David Morin; thence southerly in the westerly line of the said Morin twenty-one and eight tenths (21.8) feet to the northeasterly corner of land formerly of the said Philip Brown; thence westerly along the northerly line of land formerly of the said Philip Brown one hundred fifty-two (152) feet, more or less, to the point of beginning.

Also conveying to the within grantees as aforesaid, the right to pass and repass with vehicular and foot traffic over a right of way nine (9) feet in width located adjacent to and northerly of the premises herein conveyed, the said right of way extending northerly nine (9) feet along the easterly line of Main Street and extending eighty-two and two tenths (82.2) feet easterly of the said easterly line of Main Street.

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Excepting and reserving from the premises conveyed, a right of way seventeen (17) feet square for the express purpose and use as a vehicular turning space, the said right of way being bounded and described as follows: Beginning at an iron rod in the northerly line of the premises herein conveyed, the said iron rod being located eighty-two and two tenths (82.2) feet easterly of the easterly line of Main Street; thence southerly in a line parallel with the said easterly line of Main Street seventeen (17) feet; thence westerly in a line parallel with the northerly line of the premises herein conveyed seventeen (17) feet; thence northerly in a line parallel with the said easterly line of Main Street seventeen (17) feet to the northerly line of the premises herein conveyed; thence easterly in the northerly line of the premises herein conveyed seventeen (17) feet to the iron rod at the point of beginning.

Also another certain lot or parcel of land, with the buildings thereon, situated in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Beginning at an iron rod in the easterly line of Main Street, the said iron rod marking the northwesterly corner of land now or formerly of one Cole; thence northerly in the easterly line of Main Street thirty-six and five tenths (36.5) feet, more or less, to an iron rod marking the southwest corner of land of the said Grantors, Elias & Blanche Boles; thence easterly in and along the southerly line of said Boles and land of King Gullifer one hundred seventy-nine and seven tenths (179.7) feet to an iron rod; thence in a southerly direction in and along the westerly line of one Morin forty and eight tenths (40.8) feet to an iron rod, which iron rod marks the northeast corner of land now or formerly of one Cole; thence in a westerly direction in and along the northerly line of said Cole seventy-nine and three tenths (79.3) feet to an iron rod; thence continuing in the same course through said last mentioned iron rod and along the northerly line of said Cole eighty-two and two tenths (82.2) feet to the place of beginning.

Also conveying to the within Grantees as aforesaid, a right of way seventeen (17) feet square for the express purpose and use as a vehicular turning space, the said right of way being bounded and described as follows: Beginning at an iron rod in the northerly line now or formerly of said Cole, the said iron rod being located eighty-two and two tenths (82.2) feet easterly of the easterly line of Main Street; thence southerly in a line parallel with the said easterly line of Main Street seventeen (17) feet; thence westerly in a line parallel with the northerly line of land of said Cole seventeen (17) feet;

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thence northerly in a line parallel with the said easterly line of Main Street seventeen (17) feet to the northerly line of land now or formerly of Cole; thence easterly in the northerly line of said Cole seventeen (17) feet to the iron rod at the point of beginning. This seventeen foot square right of way having been specifically excepted and reserved in the deed of Helen S. Rowell and Robert Converse Rowell, Executors of the Last Will and Testament of John E. Rowell to the said Coles, said Deed being dated April 22, 1959 and recorded in the Kennebec County Registry of Deeds at Book 1149, Page 47.

Excepting and reserving from the premises above herein described the right to pass and repass with vehicular and foot traffic over a right of way nine (9) feet in width located adjacent to and northerly of said Cole, the said right of way extending northerly nine (9) feet along the easterly line of Main Street and extending eighty-two and two tenths (82.2) feet easterly of the said easterly line of Main Street. Said right of way having been conveyed to the aforesaid Cole by the deed of Helen S. Rowell et al in the above-mentioned deed.

Being all the same premises conveyed to the herein Grantors by Warranty Deed of Donald F. and Phyllis D. Cole, dated January 3, 1967 and recorded in the Kennebec County Registry of Deeds at Book 1440, Page 543.


IN WITNESS WHEREOF, WE, the said **ELIAS J. BOLES** and **BLANCHE E. BOLES** a/k/a **BLANCH E. BOLES** have hereunto set our hands and seals this 12 day of October, 2003.

Signed, Sealed and Delivered
in the presence of:

Witness

Witness


ELIAS J. BOLES


BLANCHE E. BOLES

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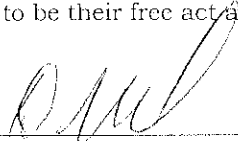
ACKNOWLEDGEMENT

STATE OF MAINE
Kennebec, ss.

October 16, 2003

Personally appeared the above named **ELIAS J. BOLES** and **BLANCHE E. BOLES** and acknowledged the foregoing instrument to be their free act and deed.

Before me,



NOTARY PUBLIC

DANIEL J. DUBORD
NOTARY PUBLIC - MAINE
MY COMMISSION EXP. 09/29/2005

(print name)



RECEIVED KENNEBEC SS.

2003 OCT 17 PM 12:35

Attest: 
OCT 17 2003